

020.A

0002

0206.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

412,600 / 412,600

USE VALUE:

412,600 / 412,600

ASSESSED:

412,600 / 412,600



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		HAMILTON RD, ARLINGTON

## OWNERSHIP

Unit #: 206

Owner 1: TINCH PETER M

Owner 2:

Owner 3:

Street 1: 22 HAMILTON ROAD #206

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y  
Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: BYERLY JILL S-ETAL -

Owner 2: DOLAN WILLIAM T -

Street 1: 22 HAMILTON ROAD #206

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y  
Postal: 02474 Type:

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1985, having primarily Brick Exterior and 891 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6047																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	412,600			412,600		
							145131
							GIS Ref
							GIS Ref
							Insp Date
							12/13/17

ARDINGTON

APPRAISED:

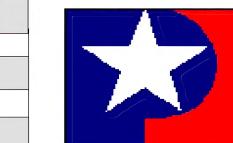
412,600 / 412,600

USE VALUE:

412,600 / 412,600

ASSESSED:

412,600 / 412,600



## USER DEFINED

Prior Id # 1:	145131
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/10/20	17:17:36
LAST REV	
Date	Time
12/13/17	09:35:46
danam	
1727	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	400,800	0	.	.	400,800	400,800	Year End Roll	12/18/2019
2019	102	FV	376,500	0	.	.	376,500	376,500	Year End Roll	1/3/2019
2018	102	FV	310,900	0	.	.	310,900	310,900	Year End Roll	12/20/2017
2017	102	FV	289,000	0	.	.	289,000	289,000	Year End Roll	1/3/2017
2016	102	FV	289,000	0	.	.	289,000	289,000	Year End	1/4/2016
2015	102	FV	261,100	0	.	.	261,100	261,100	Year End Roll	12/11/2014
2014	102	FV	250,900	0	.	.	250,900	250,900	Year End Roll	12/16/2013
2013	102	FV	250,900	0	.	.	250,900	250,900		12/13/2012

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BYERLY JILL S--	40801-339		9/9/2003		296,000	No	No		
	16349-261		8/1/1985		111,850	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

## ACTIVITY INFORMATION

Date	Result	By	Name
12/13/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 7 - Condo Garden				Full Bath: 1	Rating: Average			Building Number 22.											
Sty Ht: 1 - 1 Story				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 3 - BrickorStone				A 3QBth:	Rating:														
Frame: 2 - Steel				1/2 Bath: 0	Rating: Average														
Prime Wall: 7 - Brick				A HBth:	Rating:														
Sec Wall: %				OthrFix:	Rating:														
Roof Struct: 4 - Flat				<b>OTHER FEATURES</b>															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average														
Color: BRICK				A Kits:	Rating:														
View / Desir: R - REAR				Fapl: 0	Rating: Average														
<b>GENERAL INFORMATION</b>								WSFlue:	Rating:										
Grade: C - Average				<b>CONDOS INFORMATION</b>															
Year Blt: 1985	Eff Yr Blt:			Location: R - Rear															
Alt LUC:		Alt %:		Total Units:															
Jurisdict:		Fact:	.	Floor: 2 - 2nd Floor															
Const Mod:				% Own: 0.762099981															
Lump Sum Adj:				Name: 35 - 6050															
<b>INTERIOR INFORMATION</b>								<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Avg Ht/FL: STD				Exterior:				No Unit	RMS	BRS	FL								
Prim Int Wall: 2 - Plaster				Interior:				1	4	2	0								
Sec Int Wall: %				Additions:															
Partition: T - Typical				Kitchen:															
Prim Floors: 4 - Carpet				Baths:															
Sec Floors: %				Plumbing:															
Bsmnt Flr:				Electric:															
Subfloor:				Heating:															
Bsmnt Gar:				General:															
Electric: 3 - Typical				Total:	20.4 %														
Insulation: 2 - Typical				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>			
Int vs Ext: S				Basic \$ / SQ: 320.00				Rate	Parcel ID	Typ	Date	Sale Price							
Heat Fuel: 1 - Oil				Size Adj.: 1.17340064															
Heat Type: 3 - Forced H/W				Const Adj.: 1.04957998															
# Heat Sys:				Adj \$ / SQ: 394.105															
% Heated: 100		% AC: 100		Other Features: 32812															
Solar HW: NO		Central Vac: NO		Grade Factor: 1.00															
% Com Wall:		% Sprinkled:		NBHD Inf: 1.35000002															
				NBHD Mod:															
				LUC Factor: 1.00															
				Adj Total: 518345															
				Depreciation: 105742															
				Deprecated Total: 412603															
<b>MOBILE HOME</b>				WtAv\$/SQ:	AvRate:	Ind.Val													
Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]				Juris. Factor:		Before Depr:	532.04												
<b>SPEC FEATURES/YARD ITEMS</b>				Special Features: 0		Val/Su Net:	463.08												
				Final Total: 412600		Val/Su SzAd:	463.08												
<b>PARCEL ID</b> 020.A-0002-0206.0																<b>IMAGE</b>			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N				Total Yard Items: [ ]				Total Special Features: [ ]				Total: [ ]				<b>AssessPro Patriot Properties, Inc</b>			
																			